



**TEMPE HISTORIC  
PRESERVATION  
COMMISSION**

Ira Bennett, Vice Chair  
Anne Bilsbarrow  
Andrea Gregory, Chair  
Charlie Lee  
Lauren Proper, alternate  
Brenda Shears  
Scott Solliday  
Korri Turner

**TEMPE HISTORIC  
PRESERVATION  
OFFICE**

Amy Douglass  
Alyssa Gerszewski  
Nathan Hallam  
Nancy Jain  
Wm. "Billy" Kiser  
Joe Nucci  
Mark Vinson

The City of Tempe is a  
Certified Local Government,  
in association with the United  
States Department of the Interior  
/ National Park Service

Tempe Historic  
Preservation Office  
Community Development  
Department  
21 East 6<sup>th</sup> Street, Suite 208  
P.O. Box 5002  
Tempe, AZ 85280

**480.350.8028**  
8579 FAX; 8913TDD



# Proposed Cavalier Hills Historic District

# INFORMAL NEIGHBORHOOD MEETING MINUTES

**Date:** TUESDAY, June 25, 2013

**Location:** North Tempe Multi-Generational Center 1555 N. Bridalwreath St.

**Staff Present:** Alyssa Gerszewski, Nathan Hallam, Nancy Jain,  
Billy Kiser, Joe Nucci, Mark Vinson

**Public Present:** Jim Bley, Lane Carraway, Jerry Ham, Virginia Hewlitt,  
Mary Huizan, D.J. Krugen, Cindy Lee, James Lee,  
Michelle Lee, Sherri Lesser, Lucas Messer, Charlene  
Quackenbush, Steve Schklair, Joseph Schwarz, Bill  
Thomas, Lora Lee Thomas

**Call to Order:** 6:30 P.M., Joe Nucci

## 1. Introductions

Introduce City of Tempe Historic Preservation Office staff.

## 2. History and Facts (Joe Nucci)

- Discussion of historic property register and process for listing
- Cavalier Hills Subdivisions are identified as a Cultural Resource Area in Tempe General Plan 2030.
- These areas are considered culturally significant to the history of Tempe, and the General Plan states it is desirable to maintain the character of these areas.
- Property owners in Cavalier Hills requested Tempe Historic Preservation Office (Tempe HPO) evaluate the neighborhood and determine if it appears to meet the criteria for historic designation and listing in the Tempe Historic Property Register.
- Tempe HPO requested proponents canvass the area to determine the extent of property owner interest.
- Sixty neighborhood residents signed a petition requesting the city consider establishing the Cavalier Hills Historic District.
- Accordingly, Tempe HPO produced survey and inventory information verifying the Historic Eligibility of the Cavalier Hills subdivisions for Historic designation and listing.

## 3. Power Point Presentation – Part 1 (Nathan Hallam)

- Overview of Tempe history from 1800s to present
- Emphasizes postwar residential neighborhoods

**4. Power Point Presentation – Part 2** (Alyssa Gerszewski)

- Discussion of Cavalier Hills proposed historic district
- Explanation of survey and inventory process
- Cavalier Hills has a high rate (almost 80 percent) of contributing properties
- Discussion of character-defining features in Cavalier Hills
- Audience: Many homes originally had cedar shingle roofs.
- Audience: Some homes originally had enclosed garages (only 1 or 2 homes)
- Audience: Many window alterations were completed by the Sky Harbor Noise Abatement program
- Audience: Original 1960 subdivision homes had only grass in front yards, no desert or xeriscape
- Audience: Originally homes had ranch-style fencing, which is completely gone
- Presentation of maps and aerial photographs showing contributing properties

**5. Power Point Presentation – Part 3** (Joe Nucci)

- Process for listing districts in the Tempe Historic Property Register
- Compare/contrast Tempe Register listing with National Register listing
- Explanation of tangible benefits to local listing: design guidelines, city staff as consultants, increased property values, increase in owner- occupancy
- Assessed tax values rise along with increased property values
- National Register listing mitigates property tax increases
- Explanation of “three strikes and you’re out” on contributing status
- Explanation of how owners of record will effectively vote for historic district designation using one of two standard city forms
- Introduction of the Zoning Waiver form required for any zoning action, including historic overlay zoning
- Introduction of the Opt-Out form available to property owners who object to district designation.
- Explanation of how the city will determine adequate neighborhood support to begin the formal process of historic district designation based on waivers received from owners of record
- Introduction of the no-fee Tempe Historic Property Register Nomination form
- Comparison with Borden Homes Historic District in Tempe in regard to property values
- Comparison of zoning: Maple-Ash is zoned multi-family; Cavalier Hills is zoned single-family. This explains development pressure in Maple Ash.

**6. Questions and Answers**

- How do we know if our house is contributing? A: Tempe HPO has initial survey and preliminary determination of contributing or non-contributing status.
- How will historic designation raise property values? A: Supply and demand; properties located in historic districts command increased selling prices relative to comparable properties not in districts. While this is particularly true for contributing properties, “a rising tide lifts all boats” and even non-contributing properties in historic districts realize a premium.
- How will the city know the majority preference? A: By providing the opportunity to opt-out of district regulation in addition to the traditional opt-in provided by the zoning waiver, staff can account for who is in favor, who is opposed, and therefore who is simply disinterested.
- Can the designation occur without a majority? Yes, the waivers and opt-out process allows the city to provide the benefits of historic district designation to neighborhoods that want to add this value while respecting the desires of those who do not.
- Audience member: concern over a similar listing in City of Phoenix. A: Tempe conducts its listing process differently than Phoenix and can only speak for itself, not for City of Phoenix.
- Can we make alterations to house – once it is listed on local register? A: yes, you can change your house in any way you want, although contributing properties may be subject to da 180-day stay of demolition. Tempe HPO acts in an advisory capacity once the district is created.
- Discussion of design guidelines if district is listed on local register.

- Where can I get more information about the Tempe Preservation Program? A: Call or email HPO staff. or go online and please visit <http://www.tempe.gov/CavalierHillsHD>

**8. Where do we go from here?**

- Introduction of the 10-step process for historic designation
  - 1) Determine neighborhood interest
  - 2) Confirm neighborhood historic eligibility
  - 3) Meet to inform property owners of the benefits and effects of designation
- This is where we are today. This could go on for several months as property owners attempt to inform themselves of the value added to their potentially historic properties through the process of designation and listing in the Tempe Historic Property Register – please visit <http://www.tempe.gov/CavalierHillsHD>
- 4) Mail zoning waiver forms to owners of record – owners vote
- 5) Determine adequate neighborhood support based on waivers
- 6) Call for an official nomination and begin formal designation process (or not)
- 7) Hold official Neighborhood Meeting per General Plan 2030
- 8) Hold Public Hearing at Historic Preservation Commission
- 9) Hold Public Hearing at Development Review Commission
- 10) Hold two Public Hearings at City Council (take action/effective 30 days)
- The next informal Neighborhood Meeting is scheduled for Thursday, August 22, 2013, at 6:30 p.m. at the North Tempe Multi-Generational Center. An additional meeting may be scheduled in July.

**Adjourned: 8:10 PM**

Respectfully Submitted

By 

*Joseph G Nucci, Tempe Historic Preservation Officer*

#### **FREQUENTLY USED ABBREVIATIONS OR ACRONYMS**

- **CDD** – City of Tempe Community Development Department: Established February 15, 2005, by City Manager Will Manley the CDD consists of six divisions; Economic Development, Housing Services, Redevelopment, Neighborhood Enhancement, Rio Salado/Town Lake, and Special Projects, as well as the Community Design Studio / City Architect. The Tempe Historic Preservation Office is an agency of the Special Projects Division.
  - **CLG** – Certified Local Government: In 1980, Congress established a framework for local preservation programs through an amendment to the National Historic Preservation Act empowering Arizona cities and counties to become Certified Local Governments (CLGs). Once certified, these entities are eligible for specialized assistance and funds for developing their own local preservation programs and entitled to comment on NR and other SHPO activities within their boundaries. The City of Tempe became a CLG in 1995.
  - **DDA** – Development & Disposition Agreement: a redevelopment contract between the City and one or more developers or redevelopers specifying terms and conditions for construction or reconstruction.
  - **DSD** – City of Tempe Development Services Department: dealing with Building Safety, Land Use, Planning and Zoning
  - **DRC** – City of Tempe Development Review Commission: volunteer board advising Mayor and Council on matters related to the built environment and administration of General Plan 2030 and the Zoning and Development Code.
  - **GRIC** – Gila River Indian Community: is an alliance of two tribes, the Akimel O'odham (Pima) and the Pee Posh (Maricopa). Established by Executive Order in 1859, the Community covers more than 600 square miles and is the largest indigenous community in the Phoenix metropolitan area. GRIC helps make the Tempe Preservation Graduate Student Intern Program possible through a generous grant of State-Shared Revenue funds.
  - **HPF** – (see Tempe HPF) Tempe Historic Preservation Foundation
  - **HSRC** – (Arizona) Historic Sites Review Committee: Arizona's official Arizona and National Register of Historic Places review board. The HSRC meets three times during the year to review National Register nominations and advise the State Historic Preservation Officer on nominations to the State and National Registers.
  - **IEBC** – International Existing Building Code: adopted by Tempe City Council by Ordinance No. 2005.89 on December 1, 2005, as part of the code body promulgated by the International Code Council, provides means for preservation of existing Tempe building inventory through reasonable and feasible code processes.
  - **IRS** – Issue Review Session: informal Mayor and Council public meeting where members of the public may come forward and talk with City Council during the “Call to the Audience” prior to regular Council meetings.
  - **NPS** – National Park Service: the City of Tempe is a Certified Local Government through an inter-governmental agreement with the United States Department of the Interior National Park Service and the Arizona State Historic Preservation Office.
  - **NRN** – National Register Nomination: An application to list a property on the National Register of Historic Places is reviewed by the SHPO and then by the Arizona Historic Sites Review Committee (Sites) before formal application is made to the Keeper of the National Register in Washington DC.
  - **PAD** – Planned Area Development: site plan overlay to define development standards for a specific project.
  - **SHPO** – State Historic Preservation Office: a division of Arizona State Parks, responsible for the identification, evaluation, and protection of Arizona's prehistoric and historic cultural resources; established by the National Historic Preservation Act of 1966.
  - **SRP-MIC** – Salt River Pima-Maricopa Indian Community: created by Executive Order on June 14, 1879 by President Rutherford B. Hayes, the Salt River Pima-Maricopa Indian Community (SRPMIC) is located in Maricopa County, aside the boundaries of Mesa, Tempe, Scottsdale, Fountain Hills and metropolitan Phoenix.
  - **Tempe HPC** – Tempe Historic Preservation Commission: Created by Ordinance 95.35, adopted November 9, 1995. Members serve three year terms with the exception of the initial appointments; charged with administering the Tempe Historic Preservation Ordinance and Plan, as well as advising Mayor / Council on all matters related to historic preservation
  - **Tempe HPF** – Tempe Historic Preservation Foundation: A private nonprofit corporation established in 2005, Mission Statement 02.02.06 “The Foundation advocates preserving Tempe’s at-risk historic properties and supporting worthy preservation projects through education, community participation, and fundraising.”
  - **Tempe HPO** – Tempe Historic Preservation Office: Responsible for the identification and conservation of Tempe’s prehistoric and historic cultural resources, the Office uses Federal, state, and city funding for the historic preservation program and assists owners of historic properties with grant applications, property maintenance, and preservation activities; provides staff support to the Tempe HPC.
  - **THM** – Tempe Historical Museum: Located at 809 E. Southern Avenue in Tempe, the Tempe Historical Museum is a center where the community comes together to celebrate Tempe's past and ponder the future. Permanent and changing exhibits, educational programs, and research projects generally focus on some aspect of Tempe's history within the context of state and national events.
  - **TOD** – Tempe Transportation Overlay District: placed to encourage appropriate land development and redevelopment consistent with and complementary to the community’s focused investment in transit, bicycle, and pedestrian infrastructure in certain geographic areas of the City; typically in association with the light rail.
- ZDC** – Zoning & Development Code: Adopted by Mayor and Council on January 20, 2005, effective February 22, 2005, the ZDC implements Tempe General Plan 2030 by encouraging creative development of the built environment in order to build a community that promotes the livability and uniqueness of Tempe; establishes zoning districts and development.